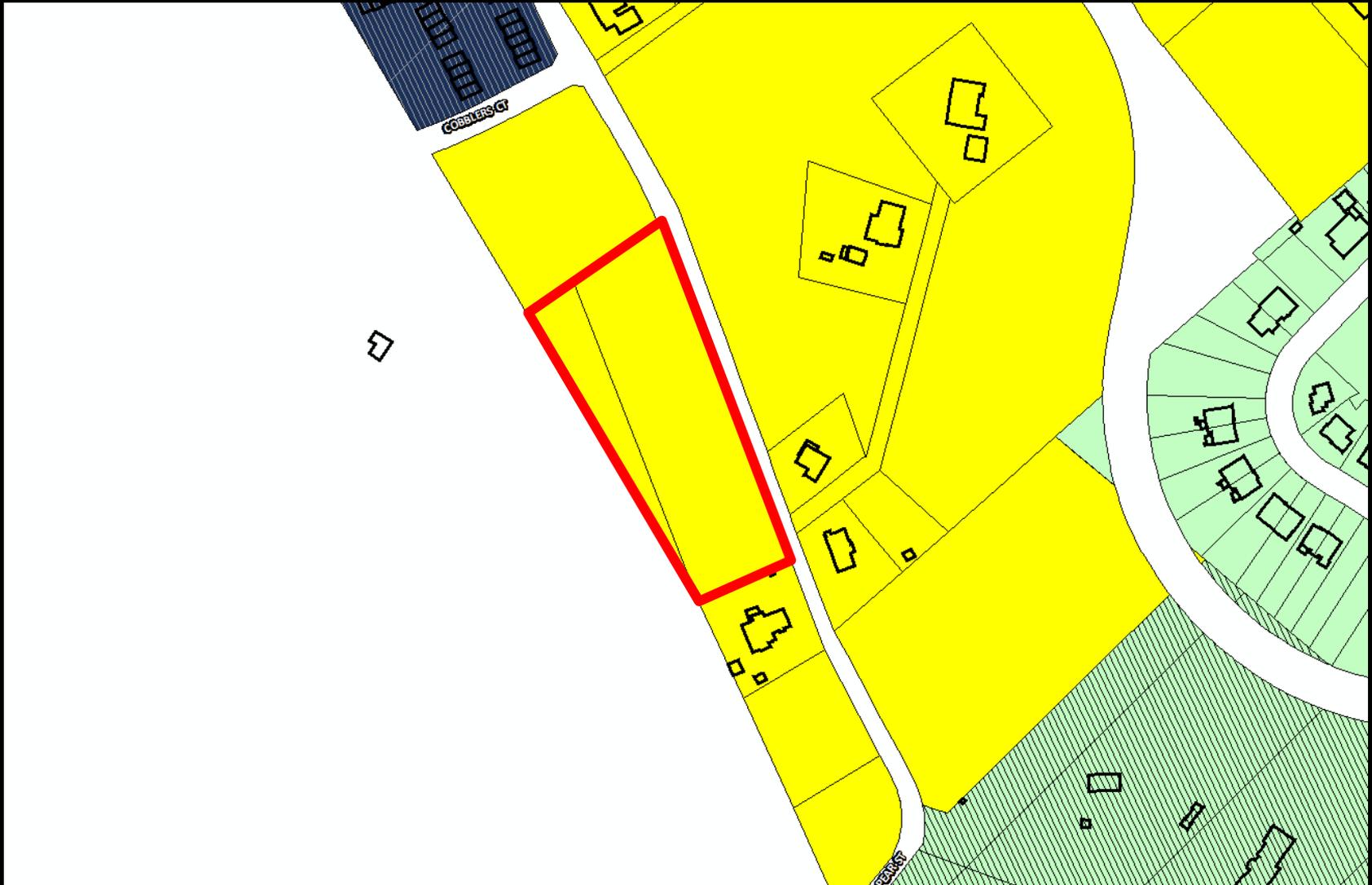
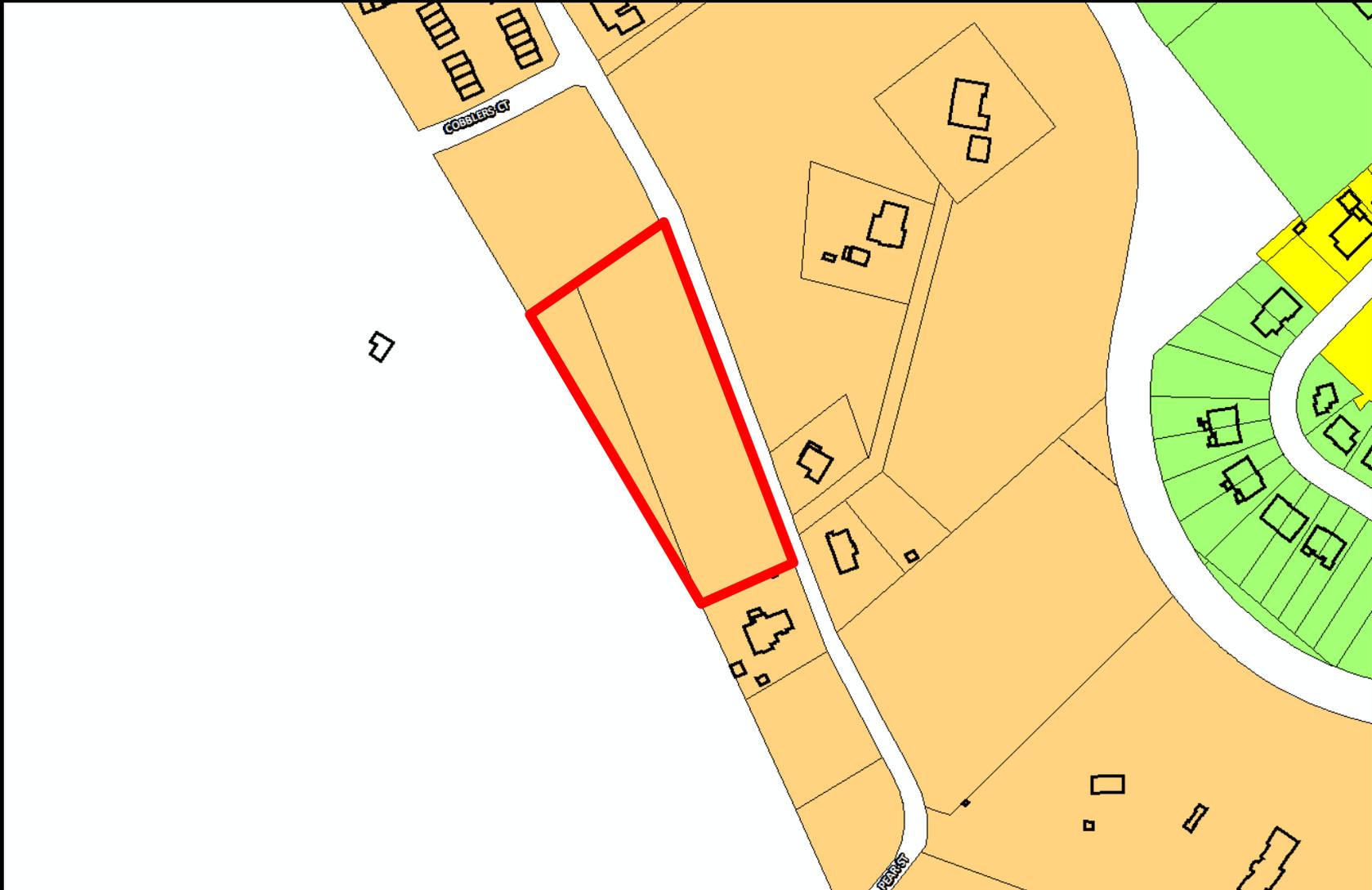


Rezoning and SUP – 465 Pear Street (R-1 to R-8C and to Allow Townhomes in R-8)



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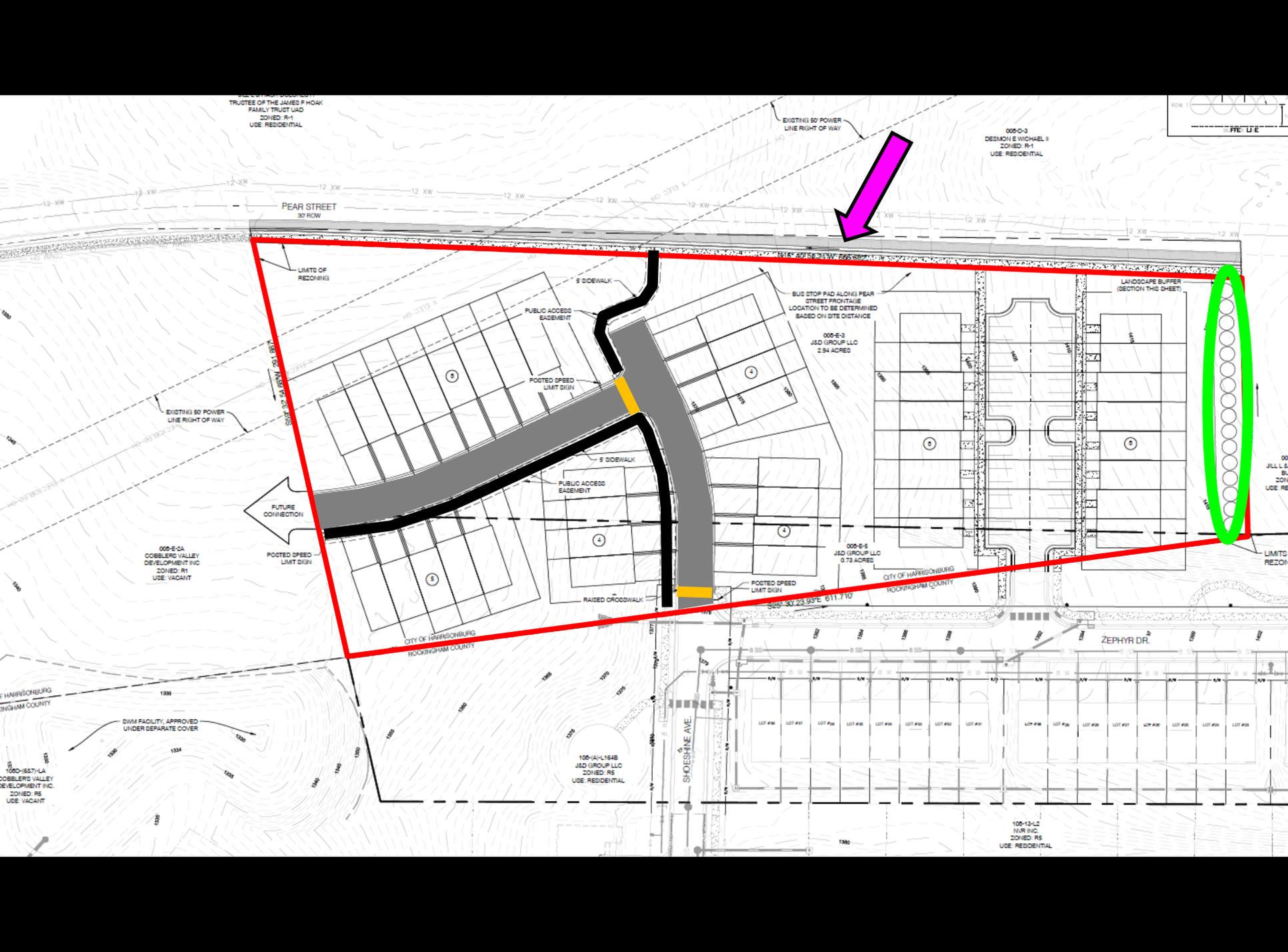
Rezoning and SUP – 465 Pear Street (R-1 to R-8C and to Allow Townhomes in R-8)





Proffers Summarized

1. No more than 41 units.
2. Vehicular connection/Private Street Connection to Cobbler's Valley development.
3. Provide 5-foot-wide sidewalk along the private drives as generally depicted on the concept plan.
4. Pear Street improvements.
5. So long as sight distance can be met, provide easement for a bus shelter and construct a pad for HDPT.
6. Landscape buffer adjacent to existing single family residence.
7. Install and maintain speed limit sign not to exceed 15 mph.
8. Install and maintain raised crosswalks.
9. Public access easement encompassing the 5-foot-wide sidewalk.



Recommendation

Staff and Planning Commission (7-0) recommends approval for both the rezoning and SUP and to allow 48 months to initiate the SUP.

